

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case: **Z2005006** Chandler Heights RUPD

Meeting Date: March 10, 2005 (Continued from February 17, 2005)

Agenda Item: 6

Supervisor District: 1

(* Changes since the February 17, 2005 reported are denoted by an asterisk.)

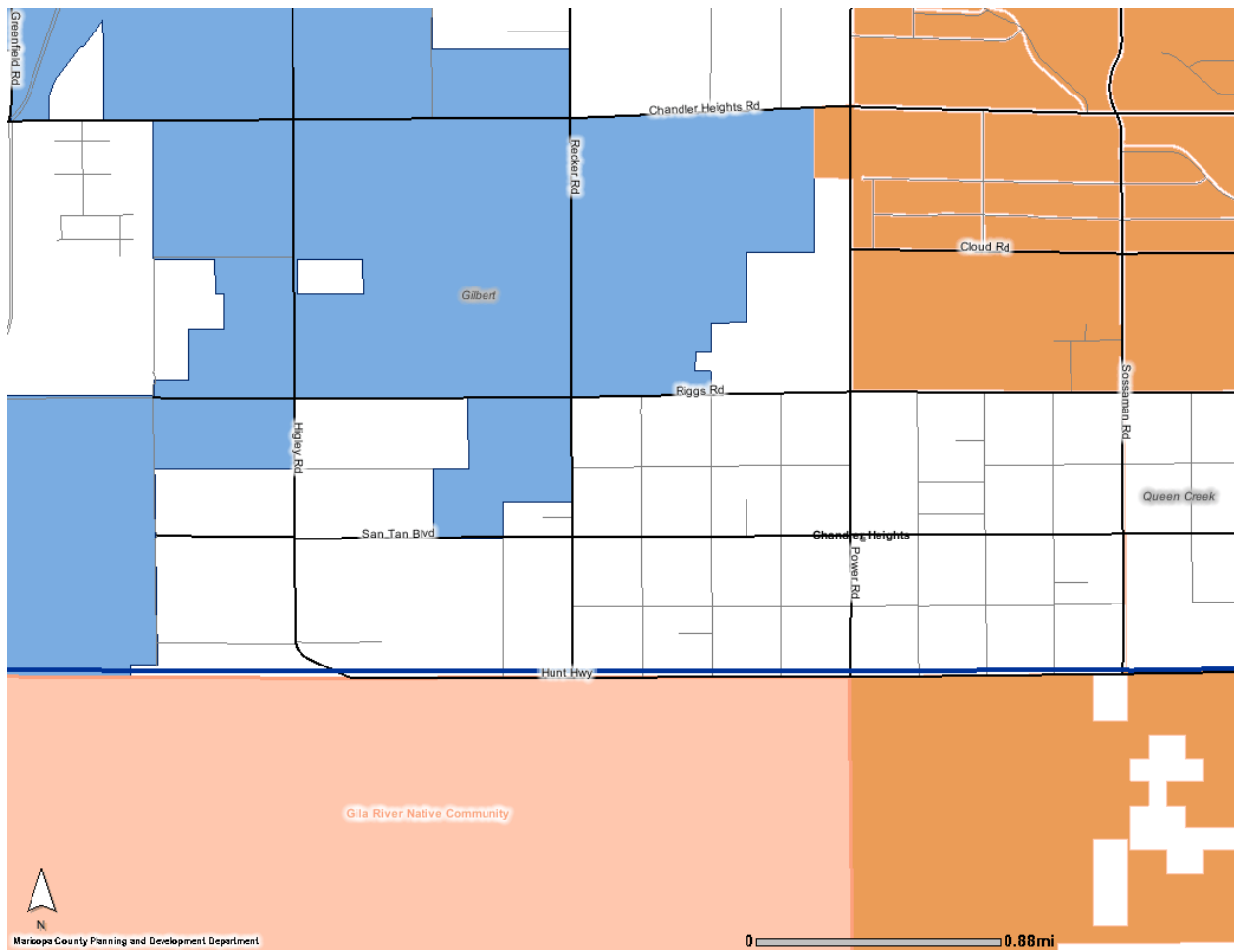
Discussion: * Consideration of a Commission initiated rezone from C-3, R1-35 and R-4 to Rural-43 RUPD on behalf of the property owners of approx. 900 parcels in the Chandler Heights area. (This is a possible action item.)

1. Case Z2005006 has already been initialized to assist the organizing efforts of a citizens group in the Chandler Heights area. They wish to rezone the area from C-3 and R-4 to Rural-43 RUPD. There is a citizen petition drive to gain support of the approx. 900 property owners affected.
- 2.* A second neighborhood group from the area is wishing to join this movement. They wish to rezone an adjoining area from R1-35 to Rural-43 RUPD. This may add several dozen properties to the area proposed for rezoning.
- 3.* The request for Commission initiation is to waive the application fees (estimated \$30,000) and to waive certain public notice requirements – such as the requirement for a 4' x 4' posting every ¼-mi. along street frontages. Due to the large land area involved, the number of streets, and level of community participation, a 2' x 3' poster would seem acceptable. The citizens organizing the petition drive will ensure a comprehensive public participation.
- 4.* As proposed, Rural-43 RUPD zoning will allow for use regulations of the Rural-43 zoning district but will maintain development standards of the R-4 zoning district except for a min. lot area of 35,000 sq. ft. and a min. lot width of 120' similar to the R1-35 zoning district. The new area being added onto the rezoning proposal (currently zoned R1-35) may observe slightly different development standards with setbacks more closely aligned with R1-35 rather than R-4 zoning.

- 5.* The extent of the geographic area to be covered by Z2005006 is still to be determined, and will be based upon results of the citizen petition drive. The rezoning will concentrate on the current R-4 zoning that covers most of the area and may not affect any of the C-3 zoning along Power Rd. and San Tan Blvd. The rezoning will also include some properties zoned R1-35 (but the remainder of this report will focus on the rezone from R-4 to Rural-43 RUPD). There is a very small area zoned R1-8 that will not likely be included as part of Z2005006.
6. The gist of the rezone from R-4 to Rural-43 RUPD will be to legitimize the existing semi-rural development patterns of the area. Apartments and multi-family housing are allowed in the R-4 zoning district but will not be allowed in the Rural-43 RUPD zoning district. Single-wide mobile homes are not allowed in the R-4 zoning district but will be allowed in the Rural-43 RUPD zoning district with approval of a Special Use Permit (SUP) on a lot-by-lot basis.
7. Fig. 1 illustrates the Town of Gilbert in blue, the Town of Queen Creek in orange and the Gila River Native American Community in pink. The white area along the north side of Hunt Hwy. is the unincorporated territory subject of Z2005006.

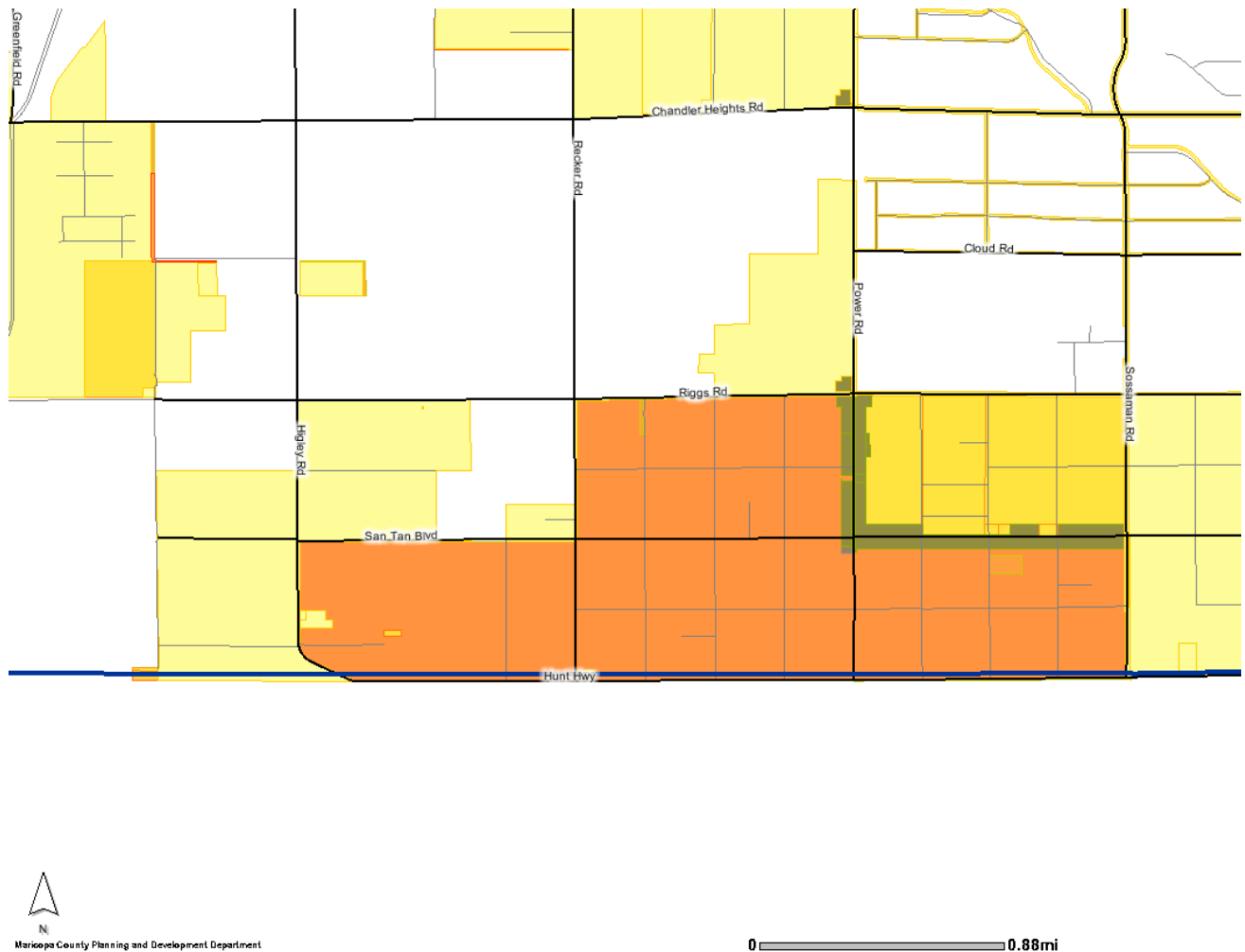
[Fig. 1 on next page.]

Fig. 1 – Municipal Boundaries



8. Fig. 2 illustrates current zoning of the unincorporated community of Chandler Heights.¹ The area in orange along the north side of Hunt Hwy. between Recker Rd. and Sossaman Rd. is zoned R-4. The Z2005006 will focus on the current R-4 multi-family residential zoning district. The brown strip along Power Rd. and San Tan Blvd. C-3 commercial zoning. The canary yellow is R1-35 zoning and the pale yellow is Rural-43 zoning. A small rectangle of dark orange northeast of the Higley/Hunt curve is an area of R1-8 zoning. White areas are territory already within a municipality.

Fig. 2 – County Zoning



¹ Special Use Permits and other types of Overlay Zones are not shown.

- 9.* Preserving the semi-rural development patterns of Chandler Heights would appear to be in concert with the San Tan Character Area of the Town of Gilbert General Plan, which is the governing land use plan for the territory of Chandler Heights located west of Recker Rd. At present, the Gilbert General Plan designates the entire area for low-density "Residential" uses of 0-1 d.u./ac.² However, there is a pending Minor General Plan amendment under GP04-11 that would change a portion of the subject area along Power Rd. to allow Residential uses of 1-2 d.u./ac. It is important to note that current R-4 zoning would already allow this density, but the proposed Rural-43 RUPD would not allow new residential development at a density greater than 1 d.u./ac.
- 10.* The Town of Queen Creek General Plan is the governing land use plan for territory of Chandler Heights located east of Recker Rd. It designates the entire area for "Very Low Density Residential" uses of 0-1 d.u./ac.³ Arguably, the R-4 zoning, as intended for multi-family housing, is inappropriate for the Chandler Heights area where sewer service and urban amenities are not readily available. Therefore, staff is generally supportive of the proposed Rural-43 RUPD rezoning.

dvg

Attachments: Narrative report (preliminary, 2 pages)

No enclosures

² Proposed Land Use Map, Town of Gilbert General Plan 2003

³ Fig. 3.2 Future Land Use Plan, Queen Creek General Plan Update